

Section 110.5 entitled “Revocation” of the Building Code does give the Building Official the power to suspend or revoke a certificate of occupancy or completion “whenever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of the code.”

In the last two months, it has become clear that Planned Parenthood will operate the health center on New York Street. I understand that last month a ground sign was erected at the northeast corner of the site which states “Planned Parenthood” followed by the address, 3051 E. New York Street. As noted earlier, the six permit applications (Tab 6) state that the tenant will be the owner, Gemini Office Development, LLC. The question has been raised: should the City revoke, suspend or not renew the temporary certificate of occupancy because the City acted on incorrect information during the permitting process? In addressing this question, I note the following:

- Section 101.3 entitled “Intent” of the Building Code states:

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment.

- Section 105.1 entitled “Required” of Section 105 entitled “Permits” of the Building Code states:

**Section 105
Permits**

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Thus it is the owner or its authorized agent who is responsible for applying for and obtaining the required permit(s).

- The City’s permit application forms require a signature by “the owner or a duly contracted representative of the owner of said property.”
- Gemini Office Development, LLC, which is a for-profit entity, is

the owner of 3051 New York Street, the site of the proposed health center. Its agents applied for and obtained the required permits, including the temporary occupancy permit.

- I was unable to determine if Planned Parenthood, which is a not-for-profit entity, has a lease, license, operating agreement, or other written agreement with Gemini Office Development, LLC to occupy the land and health center building.
- I was unable to determine, what, if any, information was known to those persons who signed the various permit applications as the owner's agent.
- In my opinion, tenant information is not material to the permitting process where an owner takes responsibility for obtaining the required permits and completing the work pursuant to City Codes to insure the safety of the occupants.

Given the foregoing, it is my opinion that Gemini Office Development, LLC's failure to provide consistent information to the City about the tenant for the proposed health center or its apparent failure to fully disclose tenant information to the City, is not a sufficient basis for suspending, revoking or not renewing a certificate of occupancy (temporary or final) for the health center.

Based on my findings and analysis set forth in this letter, it is also my opinion that Gemini Office Development, LLC, has substantially complied with the applicable City Codes in the development and construction of the building at 3051 E. New York Street, with the possible exception of the engineering and building matters raised in the temporary certificate of occupancy (Tab 17).

I note that late this afternoon I received a fax from Bill Wiet, the Mayor's Chief of Staff, regarding his recollection of all contacts he has had with Planned Parenthood. I have not interviewed Mr. Wiet or analyzed these documents, but I wanted you to be aware of them. The documents which Mr. Wiet sent me are in Tab 18.

I am emailing this letter to you per our telephone call this evening. I understand that Planned Parenthood has sued the City and is seeking a TRO tomorrow, presumably so it can open the health center next week.

I appreciate the opportunity to assist you. If you have comments or questions about this letter, please contact me.

Sincerely,

A handwritten signature in black ink, reading "Richard A. Martens". The signature is fluid and cursive, with the first name "Richard" and last name "Martens" clearly legible. The middle initial "A." is smaller and less distinct.

RICHARD A. MARTENS

RAM:mm
Enclosures



CITY OF AURORA

 Department of Community Development
 44 E. Downer Place
 Aurora, Illinois 60507
Casefile Number: NA 20/3-06.390-Fpn
(Office Use Only)

1-3

LAND USE PETITION

Subject Property Owner's Name: THOMAS LEHMAN **RECEIVED**
 Company: GEMINI OFFICE DEVELOPMENT **JUL 27 2006**
 Address: 6301 S. CASS AVE. STE. 301 CITY OF AURORA
 City: WESTMONT State: IL Zip: 60559 Non-profit Corp. Number: _____
 Phone: 630-963-8184 Fax: 630-963-4475 E-mail: TWLEHMAN@AMERITECH.N

The Contact Person, listed below, may act as the authorized agent on behalf of the subject property owner only if a letter is attached to this petition granting such authority to the Contact Person and said letter is signed by the subject property owner.

Contact Person:

Name: SAME AS ABOVE

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ E-mail: _____

SUBJECT PROPERTY LOCATION INFORMATION

Tax Parcel Number(s): 07-20-302081 Size of Property (Acres): 3.24Address or General Location: OAKHURST & NEW YORK

For Informational Purposes only, attached Legal Description defines Subject Property which may change through review process

TYPE OF REQUESTED ACTION

Required submittal documents and fees are listed on reverse side of this petition form

Annexation Related	Zoning Related	Variations	Development Related	Misc. Petitions
<input type="checkbox"/> Annexation Petition	<input type="checkbox"/> Special Use Petition	Aurora Code Section to	Prelim <input type="checkbox"/> Plat <input type="checkbox"/> Plan	Specify _____
<input type="checkbox"/> Annexation Agreement	<input type="checkbox"/> Rezoning Petition	be Varied: _____	Final <input type="checkbox"/> Plat <input checked="" type="checkbox"/> Plan	

Brief Description of Requested Action (ie: zoning requested; dimensions of variation; number of dwelling units; type of dwelling unit; size of building; etc.) _____

YES NO Electors Reside on Subject Property

YES NO Greater than 51% of said Electors have joined this petition

AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto.

Authorized Signatory: _____

Date: 27 JUL 06

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 27 day of July 2006of ILCounty of Kane

) SS

Notary Signature

NOTARY PUBLIC SEAL

 OFFICIAL SEAL
 DAWN M. METZGER
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 8-2-2009
My Commission expires 2 day of Aug 2009

RECEIVED:

DATE: 7/27/06RECEIPT NO: 193980AMOUNT: \$150.00REC'D BY: DST

000723

**Gemini Office Development LLC**

One South Wacker Drive
Suite 800
Chicago, IL 60606

Phone: 708 642-4754
Fax: 312 634-5525
Email: geminimgtllc@yahoo.com

July 27, 2006

City of Aurora
65 Water Street
Aurora, Illinois 60505

RECEIVED
JUL 27 2006
CITY OF AURORA
PLANNING DIVISION

Dear Sir or Madam:

Please be informed that Mr. Thomas Lehman is acting as our authorized agent with regards to obtaining a building permit for the Medical Office Building on Oakhurst at New York.

Sincerely,

Teresa Huyck, President

File Item No. _____

Case File Number

NA20/3-06.390-Fpn

TH/mm

000724

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)



FRED BUCHOLZ
 DUPAGE COUNTY RECORDER
 APR. 10, 2006 RHSP 11:01 AM
 DEED 07-20-302-081
004 PAGES R2006-064928

THE GRANTOR, N. Y. OAKHURST,
 LLC,

(the above space for Recorder's use only)

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GEMINI OFFICE DEVELOPMENT, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address: One South Wacker Drive, Suite 800, Chicago, Illinois 60606, the following described Real Estate situated in DuPage County, in the State of Illinois, to wit:

Parcel 1: Lot 2 in PDA Resubdivision of Lot 2 in Fox Valley East, Region II Unit No. 52-Oakhurst 1st Resubdivision, being part of the Southwest 1/4 of Section 20, Township 38 North, Range 9, East of the Third Principal Meridian, according to the plat of said PDA Resubdivision recorded December 18, 2002 as Document No. R2002-351500, in DuPage County, Illinois.

Parcel 2: Non-exclusive easement upon Lot 39 in Fox Valley East Region II Unit No. 52-Oakhurst, a Subdivision of part of the Southwest 1/4 of Section 20, Township 38 North, Range 9, East of the Third Principal Meridian, in DuPage County, Illinois, for the benefit and burden of Parcel 1 as created by the storm water retention and detention and cost share obligations agreement dated December 1, 1996 and recorded January 3, 1997 as Document R97-000974.

Parcel 3: Non-exclusive easement upon Lot 1 in Fox Valley East Region II Unit No. 52-Oakhurst, a Subdivision of part of the Southwest 1/4 of Section 20, Township 38 North, Range 9, East of the Third Principal Meridian, in DuPage County, Illinois, for the benefit and burden of Parcel 1 as created by the agreement of easements for ingress and egress and covenants for maintenance of easement premises dated December 1, 1996 and recorded January 3, 1997 as Document 97-000974.

SUBJECT TO: Covenants, conditions and restrictions of record ^{heret} as described on Exhibit A attache ~~public and utility easements, rock roads, rock~~
~~highway, and easements 2008 and subsequent years~~

Permanent Index Number (PIN): 07-20-302-081

Address of Real Estate: Vacant parcel South of Southwest corner of New York and Oakhurst, Aurora, IL

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Members this 23
 day of March, 2006.

N.Y. OAKHURST, LLC

By: Michael Butler
 MICHAEL BUTLER, Member

By: Mark Butler

MARK BUTLER, Member

FRED BUCHOLZ

R2006-064928

DUPAGE COUNTY RECORDER

000725

State of Illinois)
County of Cook)

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MICHAEL BUTLER and MARK BUTLER**, personally known to me to be Members of **N. Y. OAKHURST, LLC**, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Members they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23 day of March, 2006.

Commission expires _____, 20____

OFFICIAL SEAL
KURT HEERWAGEN
Notary Public, State of Illinois
My Commission Expires 07/09/2009

This instrument was prepared by

Kurt Heerwagen
BOEGER, HEERWAGEN, LUSTHOFF & BRENDENMUHL, P.C.
2914 S. Harlem Avenue
Riverside, IL 60546

Send tax
bills to:

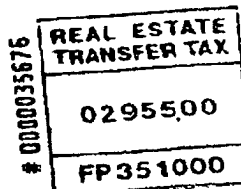
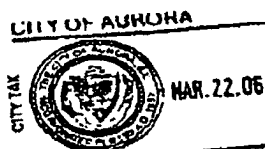
Mail To and send a
bills to:

Mindy W. Sherman
Perkins Coie
131 South Dearborn Street, Suite 1700
Chicago, IL 60603-5559

Gemini Office Development, LLC
One South Wacker Drive
Suite 800
Chicago, IL 60606

GEMINI OFFICE
DEVELOPMENT
1 S. WACKER DR
#800
CHICAGO, IL
60606

OR RECORDER'S OFFICE BOX NO.



Page 2

000726

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Exhibit A

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2005.
2. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AMERITECH AN NICOR GAS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AUGUST 9, 2001 AS DOCUMENT NO. R2001-166186, AFFECTING: THE EAST 10.00 FEET OF SAID LOT, EXCEPT THE SOUTH 40.00 FEET THEREOF; THE EAST 20.00 FEET OF THE SOUTH 40.00 FEET; AND THE NORTH 10.00 FEET OF THE SOUTH 40.00 FEET, EXCEPT THE EAST 20.00 FEET THEREOF.
3. TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS INCLUDING PROVISION FOR LIEN FOR NONPAYMENT, CONTAINED IN STORM WATER RETENTION AND DETENTION AND COST SHARING OBLIGATIONS DATED DECEMBER 1, 1996 AND RECORDED JANUARY 3, 1997 AS DOCUMENT R97-000974, RE THE COST AND MAINTENANCE OF STORM WATER FACILITIES, AS AMENDED BY AGREEMENT DATED MARCH 17, 2006 BY AND BETWEEN SAFEWAY, INC., A DELAWARE CORPORATION AND N.Y. OAKHURST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND RECORDED AS DOCUMENT NO. [R06-].
4. MATTERS SHOWN ON THE PLAT OF FOX VALLEY EAST, REGION II UNIT NO. 52-OAKHURST 1ST RESUBDIVISION AFORESAID, AS FOLLOWS: 30.00 FEET ALONG THE EAST LINE OF THE UNDERLYING LAND.

[/CH0609]10.033)

3/7/06

FRED BUCHOLZ

R2006-064928

DUPAGE COUNTY RECORDER

000727

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5. AGREEMENT OF EASEMENT FOR INGRESS AND EGRESS AND COVENANTS FOR MAINTENANCE OF EASEMENT PREMISES DATED DECEMBER 1, 1996 AND RECORDED JANUARY 3, 1997 AS DOCUMENT R97-000976.
6. SCREEN PLANTING EASEMENT IN FAVOR OF AURORA VENTURE, THE OAKHURST COMMUNITY ASSOCIATION, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. R94-128614, AFFECTING THE SOUTHERLY 40.00 FEET OF THE UNDERLYING LAND.
7. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AGREEMENT OF EASEMENTS FOR STORM SEWER AND DETENTION BASIN RECORDED APRIL 27, 1999 AS DOCUMENT R99-094973, RELATING TO EASEMENTS FOR STORM SEWERS, DETENTION BASIN AND WATER LINES.
8. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THE USE OF THE LAND CONTAINED IN THE DOCUMENT KNOWN AS "RESTRICTIVE COVENANT" DATED AS OF OCTOBER 1, 2004 MADE BY N.Y. OAKHURST, LLC, IN FAVOR OF SAFEWAY INC., AND RECORDED OCTOBER 20, 2004 AS DOCUMENT NO. 2004270390.
9. TERMS AND CONDITIONS CONTAINED IN TRUSTEE'S DEED RECORDED AUGUST 9, 2001 AS DOCUMENT NO. R2001-166187 AND WARRANTY DEED RECORDED AUGUST 9, 2001 AS DOCUMENT NO. R2001-166188.

[/CH060810.033]

-2-

3/22/06

000728

[SERVICES](#)[PROGRAMS](#)[PRESS](#)[PUBLICATIONS](#)[DEPARTMENTS](#)[CONTACT](#)**LLC FILE DETAIL REPORT**

Entity Name	GEMINI OFFICE DEVELOPMENT LLC	File Number	01512641
Status	GOODSTANDING	On	05/04/2007
Entity Type	LLC	Type of LLC	Domestic
File Date	05/13/2005	Jurisdiction	IL
Agent Name	KATHLEEN M. HOWARD	Agent Change Date	04/27/2006
Agent Street Address	131 S DEARBORN ST, STE 1700	Principal Office	1 S. WACKER DR., STE. 800 CHICAGO 60606
Agent City	CHICAGO	Management Type	MGR
Agent Zip	60603	Dissolution Date	PERPETUAL
Annual Report Filing Date	05/04/2007	For Year	2007
Series Name	NOT AUTHORIZED TO ESTABLISH SERIES		

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 (One Certificate per Transaction)

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Adm. li. 1993; CSA M
Litigation, Externa

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1997

Program

2017-01-10

612 Houha — Howard

HOUHA, ANN MARIE Griffin & Gallagher 10001 S Roberts Rd Palos Hills IL 60465 (708)598-6800 Fax: (708)598-6913 annh@griffingallagher.com (yob 1973; adm IL 2001) CA Real Estate Law

HOUHA, LEONARD J. 1034 1/2 Lake St Oak Park IL 60301 (708)383-6530 Fax: (708)383-6531 (yob 1930; adm IL 1953) Real Estate Law, Wills Trusts & Probate Estates, General Practice

HOULIHAN, DANIEL L. Daniel L. Houlihan & Associates Ltd 111 W Washington St Suite 1631 Chgo 60602 (312)372-6255 Fax: (312)419-0547 (adm IL 1962) S Governmental Relations Law

HOULIHAN, SEAN M. Power Rogers & Smith PC 70 W Madison St 55th Fl Chgo 60602-4212 (312)236-8381 Fax: (312)236-0920 shoulihan@prslaw.com www.prslaw.com (yob 1968; adm IL 2002) CSAFT Personal Injury/Accidents, Malpractice, Products Liability Law

HOUP, RICHARD V. Of Cst—(Retired) Pedersen & Houpt 161 N Clark St Suite 3100 Chgo 60601-3242 (312)641-6888 Fax: (312)641-6895 www.pedersenhoupt.com (yob 1926; adm IL 1952)

HOURLHANE, JOHN N. John N. Hourihane Ltd 225 W Washington St Suite 1700 Chgo 60606 (312)782-6856 Fax: (312)346-1859 (Retired Appellate Court Justice) (adm IL 1967) Appellate Practice, Arbitration & Mediation, Complex Litigation

HOURLHANE, JOHN N. JR. Murphy & Hourihane LLC 77 W Wacker Dr Suite 4800 Chgo 60601 (312)606-8300 (312)606-8762 Fax: (312)606-8765 hourihane@mhlitigation.com www.mhlitigation.com (yob 1967; adm IL 1998) CS

HOUSE, EMMITT C. Special Cst Gonzalez Saggio & Harlan LLP 208 S La Salle St Suite 1460 Chgo 60604 (312)236-0475 Fax: (312)236-1750 emmitt.house@gshlp.com www.gshlp.com (yob 1949; adm IL 1978) CACK Energy Law, Energy Regulation, Business Law

HOUSER, ANN Assoc Judge 1st Municipal Dist Cir Crt of Ck Cnty Richard J Daley Center Suite 1107 Chgo 60602 (312)823-4536 (yob 1943; adm IL 1972)

HOUSER, CRAIG R. Grabowski Law Center LLC 2800 S River Rd Suite 410 Des Plaines IL 60018-6090 (847)827-3434 Fax: (847)827-3157 chouser@glc-law.com (yob 1960; adm IL 1986) S Creditor Rights, Hospital Law & Collections, Medical Insurance Litigation

HOUSTON, MICHAEL R. Foley & Lardner LLP 321 N Clark St Suite 2800 Chgo 60610-4764 (312)832-4500 Fax: (312)832-4700 (adm IL 2005) Intellectual Property Litigation, Chemical & Pharmaceutical Arts

HOVANEC, STEPHANIE L. Newman Boyer & Statham Ltd 20 N Clark St Suite 800 Chgo 60602 (312)443-1898 Fax: (312)443-1288 sh@nbslaw.com (yob 1979; adm IL 2005) CSA Personal Injury, Medical Malpractice

HOVDE, STEVEN D. Pres & CEO Hovde Financial LLC 1629 Colonial Pkwy Inverness IL 60067 (847)991-8822 Fax: (847)991-5928 shovde@hovde.com (yob 1955; adm IL 1981) S

HOVERSEN, WILLIAM E. JR. 134 N La Salle St Suite 1810 Chgo 60602 (312)372-2714 Fax: (312)372-2717 wehlaw@sbglobal.net (adm IL 1979) CSA ERISA

HOVEY, ROBERT JEROME JR. ASA Ck Cnty States Atty 2650 S California Av Chgo 60608 (773)869-7625 (adm IL 1988)

HOWIS, KEVIN S. Schiff Hardin LLP Sears Tower 233 S Wacker Dr Suite 6600 Chgo 60606 (312)258-5708 Fax: (312)258-5600 khowis@schiffhardin.com www.schiffhardin.com (adm IL 1999)

HOYORKA, MARTHA (Retired) (adm IL 1983) CSW
HOWARD, BRADLEY D. Sidley Austin LLP One S Dearborn St Chgo 60603 (312)853-2851 Fax: (312)853-7036 bhoward@sidley.com (adm IL 1998)

HOWARD, BRADLEY J. Marc J Shuman & Associates Ltd Two N La Salle St Suite 1776 Chgo 60602 (312)422-

0700 Fax: (312)422-0767 bhoward@shuman.com (yob 1970; adm IL 1995) CST Personal Injury, Workers Compensation, Medical Malpractice

HOWARD, BRIAN L. Genl Cst Baum Brothers Ltd Chicago Av Suite 300 Chgo 60622 (312)661-1111 Fax: (312)661-1111 brian@baumrealty.com (adm IL 2001) Real Estate Law

HOWARD, BRUCE C. Robert D Allison & Assoc Michigan Av Suite 1850 Chgo 60603 (312)427-1850 (yob 1956; adm IL 1986) CS Complex Civil Litigation, Real Estate Litigation

HOWARD, CAROL M. Asst Pub Defn Homicide Felony Trial Div Ofc of the Cook County Pub Defn 2650 S California Av Chgo 60608 (773)869-3247 (adm IL 1986) S Asst Pub Defn

HOWARD, CARTER 660 Warden Rd Wanda IL (847)441-7052 Fax: (847)441-7052 choward@interaccess.com (Of Cst—Schiff Hardin) (yob 1935; adm IL 1961) CA Estate Planning, Trust Administration, Taxation

HOWARD, DAVID A. Schiff Hardin LLP Sears Tower Wacker Dr Suite 6600 Chgo 60606 (312)258-5600 Fax: (312)258-5600 dhoward@schiffhardin.com (adm IL 1996) S

HOWARD, DEBORAH A. Asst Dean Marketing & Communications De Paul University College of Law 251 Blvd Chgo 60604 (312)362-5828 Fax: (312)362-5828 dhoward@depaul.edu (yob 1968; adm IL 1994)

HOWARD, EDGAR L. Of Cst—Christian Law 1727 W 170th St Hazel Crest IL 60429 (708)335-2125 (yob 1981; adm IL 1981) Law, Criminal Law, General Practice

HOWARD, FRANK M. Law Office of Frank M Howard Busse Hwy Park Ridge IL 60068 (847)312-1111 fhowardlaw@hotmail.com (yob 1954; adm IL 1981) CSA General Practice

HOWARD, GARRITT E. Judge 2nd Municipal Dist Ck Cnty 5600 Old Orchard Rd Room 138 Chgo 60630 (847)470-7200 (adm IL 1982) S

HOWARD, HUGH DAVID Law Offices of Hugh D Howard 100 W Monroe St Suite 1900 Chgo 60604 (312)372-0842 Fax: (312)372-0842 hughdhoward@hughdhoward.com (yob 1956; adm IL 1993) General Practice, Litigation

HOWARD, JASON A. Staff Atty Branch of Envtl US SEC 175 W Jackson Blvd Suite 900 Chgo 60604 (312)353-7390 Fax: (312)353-7398 jhoward@ussec.gov (yob 1977; adm IL 2004) SA Securities

HOWARD, JEFFREY M. Asst Public Defn & Dir Operations Ofc of the Cook County Public Defn Washington St 16th Fl Chgo 60602 (312)603-9860 (yob 1955; adm IL 1980)

HOWARD, JOSEPH G. Law Offices of Joseph G Howard 217 N Jefferson St Suite 602 Chgo 60601 (312)831-1211 (yob 1962; adm IL 1986)

HOWARD, KAREN W. Colliau Elehlus Mump Keener & Morrow 333 S Wabash Av 25th Fl Chgo 60601 (312)822-2515 Fax: (312)822-2515 karen.howard2@cna.com (yob 1961; adm IL 1986) CSA Insurance Coverage

HOWARD, KATHLEEN M. Of Cst—Perkins Cole Dearborn St Suite 1700 Chgo 60603-5558 (312)324-9622 Fax: (312)324-9622 khoward@perkinscole.com (yob 1968; adm IL 1995) CA Real Estate, Business Law, Health Law

HOWARD, KRISTIN T. Research Atty IL Appellate Dist 160 N La Salle St Suite N-1602 Chgo 60602 (312)793-5045 khoward@courts.state.il.us (adm IL 2005) CSA Appellate Law

HOWARD, LEE M. Howard Howard & Francis 150 N Dearborn St Suite 415 Chgo 60602 (312)726-1822 (yob 1933; adm IL 1953) Law, Mediation, Child Support & Custody Law

HOWARD, MARJORIE C. Richmond Breslin Tower 233 S Wacker Dr Suite 5775 Chgo 60606 (312)258-5775 Fax: (312)258-5775 mhoward@richmond-breslin.com (yob 1933; adm IL 1953) S

LLC. File Number: 01512641

Filing Deadline is Prior to 05/01/2007

This report must be RECEIVED in the office of the Secretary of State prior to the anniversary date to avoid late filing penalties and eventual administrative revocation of its admission.

Form **LLC-50.1**

Jesse White
Illinois Secretary of State
Limited Liability Company



LC0030517

Total Fee:

1. Limited Liability Company name: Registered Agent, Registered Office, City, IL, ZIP Code

GEMINI OFFICE DEVELOPMENT LLC
KATHLEEN M. HOWARD
131 S DEARBORN ST, STE 1700
CHICAGO IL 60603

PAID

MAY 07 2007

OFFICE USE ONLY

FILED
MAY 04 2007
JESSE WHITE
SECRETARY OF STATE

ALL RESPONSES MUST
BE TYPEWRITTEN

2. State or Country of Organization: IllinoisDate organized in Illinois: 05/13/2005

3. Address of the principal place of business:

1 S. WACKER DR., STE. 800

(Street Address)

CHICAGO IL 60606

(City, State, Zip)

4. Names and addresses of the managers:

GEMINI OFFICE MANAGEMENT LLC (0151-2633)1 S. WACKER DR., STE. 800 CHICAGO IL 60606

5. The managers, which are entities, affirm the evidence of existence on file with the Illinois Secretary of State is still intact.

6. Changes to the registered agent or address in item 1 above requires the filing of form LLC-1.36/1.37.

7. I affirm, under penalties of perjury, having authority to sign thereto, that this annual report is to the best of my knowledge and belief, true, correct, and complete.

A late filing penalty of \$300 will apply if
this report is not filed within 60 days of
the due date.

Return to:

Department of Business Services
Liability Limitation Division
Limited Liability Company Section
Room 351, Howlett Building
Springfield, IL 62756

Dated 3-27, 2007

(Month/Day)

(Year)

(Signature)

Teresa A. Huyck

(Type or print Name of Manager)

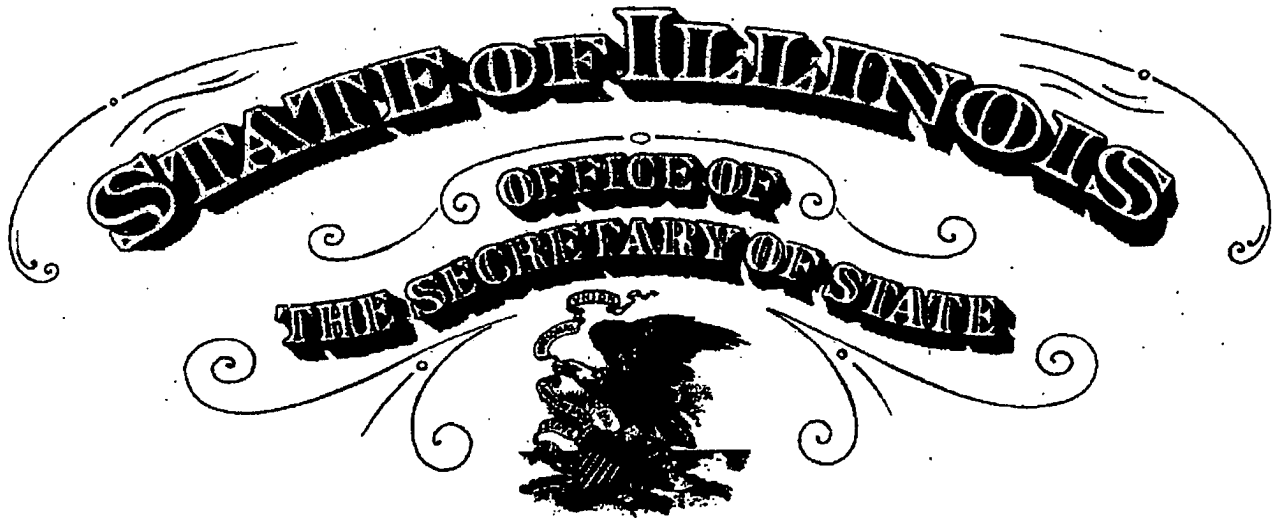
Manager of

Gemini Office Management LLC, Manager

(If applicant is a company or other entity, state name of company.)

004425

File Number 0151264-1



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

ATTACHED HERETO IS A TRUE AND CORRECT COPY, CONSISTING OF 1 PAGE(S),
AS TAKEN FROM THE ORIGINAL ON FILE IN THIS OFFICE FOR GEMINI OFFICE
DEVELOPMENT LLC.



In Testimony Whereof, I hereto set
my hand and cause to be affixed the Great Seal of
the State of Illinois, this 5TH
day of SEPTEMBER A.D. 2007

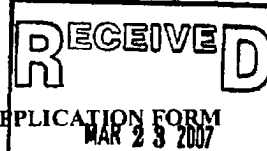
Jesse White

SECRETARY OF STATE

Authentication #: 0724802241

Authenticate at: <http://www.cyberdriveillinois.com>

000733

07.-805. FRSP240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT

RESESSION - APPLICATION FORM

FOR OFFICIAL USE ONLY

TOTAL FEE

PERMIT APPLICATION NO.

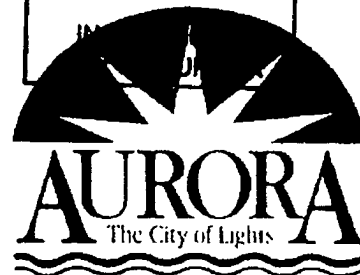
07-805

BLDG
PLRV1143
114

SUBMITTED

NOTIFIED

ZONING

WEB www.AURORA-il.org
FAX (630) 892-8112
TELEPHONE (630) 892-8088DIVISION OF BUILDING & PERMITS
65 WATER STREET
AURORA, ILLINOIS 60505

LAND / PARCEL INFORMATION

PROPERTY
ADDRESS

240 N OAKHURST DR

IS THIS WORK ASSOCIATED WITH OTHER CONSTRUCTION WORK? ☒ YES ☐ NO

IF YOU ANSWERED YES, PLEASE PROVIDE BUILDING PERMIT NUMBER 06 - 00003529

COUNTY ☐ KANE ☐ DuPAGE TOWNSHIP 11 12 04 TOWNSHIP SECTION #(CHECK ONE) ☐ KENDALL ☐ WILL (CIRCLE ONE) 14 15 07

(Call tax assessor's office with questions) 03 01 BLOCK # (if known) LOT# (if known)

PROPERTY OWNER &

Contact Name Gemini OFFICE

TENANT &

Contact Name Same

OWNERS ADDRESS

15 WACKER SUITE 800
CHICAGO IL 60606

ADDRESS

PHONE #

FAX #

E-MAIL

PHONE #

FAX #

E-MAIL

ZONING INFORMATION
OCCUPANCY CLASSIFICATION

Existing Use / Occupancy

Proposed Use / Occupancy

☐ Single Occupancy (302.1)☐ w/ Incidental use (302.1.1)☐ w/ Accessory use (302.2)

< 10% of area & < allowable for Acc.

☐ Mixed Occupancy (302.3)☐ non-separated☐ separated attach sum of ratios
calculation per section (504)

Check all Occupancy Classifications that apply below.

Assembly	<input type="radio"/> A-1	<input type="radio"/> A-2	<input type="radio"/> A-3	<input type="radio"/> A-4	<input type="radio"/> A-5
Business, Education, Factory	<input type="radio"/> B	<input type="radio"/> E		<input type="radio"/> F-1	<input type="radio"/> F-2
Hazardous	<input type="radio"/> H-1	<input type="radio"/> H-2	<input type="radio"/> H-3	<input type="radio"/> H-4	<input type="radio"/> H-5
Institutional	<input type="radio"/> I-1	<input type="radio"/> I-2	<input type="radio"/> I-3	<input type="radio"/> I-4	<input type="radio"/> I-5
Mercantile, Residential	<input type="radio"/> M		<input type="radio"/> R-1	<input type="radio"/> R-2	
Storage, Utility	<input type="radio"/> S-1	<input type="radio"/> S-2	<input type="radio"/> U		

PROPOSED WORK

New Sprinkler System

221 tds 0

Relocate Existing Heads

0

Additional Sprinkler work

0

UL 300 Hood Suppression

0

Clean Agent Suppression System

0

Other

0

TOTAL COST OF IMPROVEMENTS \$ 66,000

[FOR SUPPRESSION- PERMIT FEES ARE A FUNCTION OF CONSTRUCTION \$]

Address _____ Application # _____

CONTRACTOR REGISTRATION INFORMATION**SPRINKLER/SUPPRESSION CONTRACTOR**

CITY OF AURORA

G.C. REGISTRATION # 06-3048BUSINESS NAME FE MORAN FIRE PROT.CONTACT NAME DENNIS GREGORASHADDRESS 2165 SHERMER RDCITY, STATE, ZIP NORTHBROOK ILN/A ☐ PHONE (847) 498-4870FAX (847) 498-9084E-MAIL d.gregorash@fe-moran.com**CERTIFICATION**

This is an application only. Completion of this application does NOT entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

ELECTRICAL CONTRACTOR(primary contact) ☐

CITY OF AURORA

ELECT. REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

CONTRACTOR

PAUL FELCH

(PRINT)

CONTRACTOR

Paul Felch

(SIGNATURE)

OR

OWNER

(PRINT)

OWNER

(SIGNATURE)

PLUMBING CONTRACTOR(primary contact) ☐

CITY OF AURORA

PLUMBING REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

MECHANICAL CONTRACTOR(primary contact) ☐

CITY OF AURORA

HVAC REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

Address _____ Application # _____

BUILDING INFORMATION**CONSTRUCTION TYPE**

	CIRCLE ONE					CIRCLE ONE
EXISTING	1	2	3	4	5	A <u>B</u>
NEW	1	2	3	4	5	A <u>B</u>

NON Combustible 1 H2

ACTUAL BUILDING HEIGHT ± 21 FT
 ACTUAL NUMBER OF STORIES 1
 SF PRINCIPAL 21,777 SF

FIRE PREVENTION INFORMATION

Sprinklers ☒ WET ☐ DRY
☐ COMPLETE ☐ LIMITED ☐ OTHER
 FIRE - WATER SERVICE ☐ EXIST 4" ☐ NEW
 FIRE WATER SERVICE SIZE 4" ☐ φ
 TYPE OF BACKFLOW PROTECTION DEVICE AMES 3000
 FIRE PUMP? ☒ NO ☐ YES
 STANDPIPES? ☒ NO ☐ YES
 Exhaust HOOD SUPPRESSION? ☒ NO ☐ YES

INSTALLATION REQUIREMENTS

SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE TO NFPA 13. PER IFC 903.3.1.1 SPRINKLER PLANS SHALL MEET THE REQUIREMENTS OF NFPA 13, CHAPTER 6, 1996 EDITION.

WET CHEMICAL SHALL BE INSTALLED PER NFPA 17A.

DRY CHEMICAL SHALL BE INSTALLED PER NFPA 17.

CARBON DIOXIDE SHALL BE INSTALLED PER NFPA 12.

CLEAN AGENT SYSTEMS SHALL BE INSTALLED PER NFPA 2001.

FOAM SYSTEM SHALL BE INSTALLED PER NFPA 16.

STANDPIPE INSTALLATION MUST MEET REQUIREMENTS OF NFPA 14 AND CITY OF AURORA ORDINANCE 17-110.

000736

07-20-302-081

COMN - COMMERCIAL NEW CONSTRUCTION - APPLICATION FORM
☐ Completed Project resulting in a Certificate of Occupancy **OR** ☐ White envelope for Future Tenant
FOR OFFICIAL USE ONLY**TOTAL FEE**

PERMIT APPLICATION NO.

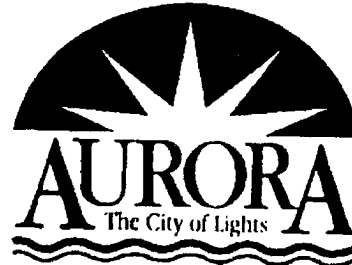
06-3529

SUBMITTED 7.27.06

NOTIFIED 11.07

ZONING

 BLDG 506.00
 PLRV 51.00
 C.O. (✓ above) 70
 F.I.F. 1088.00
 WTR 1194.00

 WEB www.ci.AURORA.IL.US
 FAX (630) 892-8112
 TELEPHONE (630) 892-8088

 DIVISION OF BUILDING & PERMITS
 65 WATER STREET
 AURORA, ILLINOIS 60505

06.-3529. C-BU

240-N OAKHURST DR

GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT**LAND / PARCEL INFORMATION****PROPERTY**ADDRESS OAKHURST & NEW YORKSUBDIVISION FOX VALLEY EAST UNIT/PHASE #52 OAKHURST LOT# 2
 COUNTY ☐ KANE ☒ DUPAGE TOWNSHIP 11 12 04 TOWNSHIP SECTION #
 (CHECK ONE) ☐ KENDALL ☐ WILL (CIRCLE ONE) 14 15 07 If project involves new construction in DuPage County - Impact Tax must be Paid
 (Call tax assessor's office with questions) 03 01 BLOCK # (if known) LOT# (if known)

 PROPERTY OWNER & GEMINI OFFICE DEVELOPMENT TENANT & GEMINI OFFICE DEVELOPMENT
 Contact Name THOMAS LEHMAN Contact Name DAVIDUS PETRONI

 OWNER'S ADDRESS 6301 S. CASS AVE. STE 301 ADDRESS ONE SOUTH WALKER DR. STE 800

 WESTMONT, IL 60559
 PHONE # (630) 962-8184
 FAX # (630) 963-9975
 E-MAIL TWLEHMAN@AMELITECH.NET

 CHICAGO, IL 60606
 PHONE # (312) 302-0630
 FAX # (312) 634-5525
 E-MAIL
ZONING INFORMATION
 Zoning (CHECK ONE) ☐ R-1 ☐ R-2 ☐ R-3 ☐ PDD
 Classification ☐ R-4 ☐ R-4A ☐ R-5 ☐ R-5A
☐ B-1 ☐ B-2 ☐ B-3 ☐ B-8

☐ SPECIAL USE
 (CHECK IF APPLICABLE) ☐ M-1 ☐ M-2
☐ O ☐ ORI ☐ RD ☒ PDD
☐ DC ☐ DF C.O.A. Required
OCCUPANCY CLASSIFICATION

Existing Use / Occupancy

Proposed Use / Occupancy B-BUSINESS
☐ Single Occupancy (302.1) ☐ Mixed Occupancy (302.3)
☐ w/ Incidental use (302.1.1) ☐ non-separated
☐ w/ Accessory use (302.2) ☐ separated attach sum of ratios
 < 10% of area & < allowable for Acc. calculation per section (504)

Check all Occupancy Classifications that apply below.

 Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
 Business, Education, Factory ☒ B ☐ E ☐ F-1 ☐ F-2
 Hazardous ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
 Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4 ☐ I-5
 Mercantile, Residential ☐ M ☐ R-1 ☐ R-2
 Storage, Utility ☐ S-1 ☐ S-2 ☐ U
FLOOD ZONE INFORMATION

IS YOUR PROPERTY IN A FLOOD PRONE AREA?

☒ No ☐ Yes Verify with COA Engineering (630) 844-3620**GENERAL DESCRIPTION OF PROPOSED WORK**MEDICAL OFFICE BUILDINGTOTAL COST OF IMPROVEMENTS \$ 1,000,000.00

COMN - Permit Application

Page 1 of 3

000737

Address _____

Application # _____

CONTRACTOR REGISTRATION INFORMATION

GENERAL CONTRACTOR (Check primary contact) <input type="checkbox"/> CITY OF AURORA G.C. REGISTRATION # <u>06-13969</u>		CERTIFICATION This is an application only. Completion of this application does Not entitle the commencement of construction. I, the applicant agrees to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.
BUSINESS NAME <u>KRAHL CONSTRUCTION</u> CONTACT NAME <u>SCOTT MOUSEL</u> ADDRESS <u>322 S. GREEN ST.</u> CITY, STATE ZIP <u>CHICAGO, IL 60607</u> N/A <input type="checkbox"/> PHONE <u>(312) 648-9800</u> FAX <u>(312) 707-8552</u> E-MAIL <u>SMOUSEL@KRAHLCONSTRUCTION.COM</u>		
ELECTRICAL CONTRACTOR (primary contact) <input type="checkbox"/> CITY OF AURORA ELECT. REGISTRATION # <u>06-3600</u>		
BUSINESS NAME <u>Tim</u> CONTACT NAME _____ ADDRESS _____ CITY, STATE ZIP _____ N/A <input type="checkbox"/> PHONE () _____ FAX () _____ E-MAIL _____		
PLUMBING CONTRACTOR (primary contact) <input type="checkbox"/> CITY OF AURORA PLUMBING REGISTRATION # <u>06-4059</u>		CONTRACTOR _____ (PRINT) CONTRACTOR _____ (SIGNATURE) OR OWNER <u>Thomas L. Lerner</u> (PRINT) OWNER _____ (SIGNATURE)
BUSINESS NAME <u>Gehrett</u> CONTACT NAME _____ ADDRESS _____ CITY, STATE ZIP _____ N/A <input type="checkbox"/> PHONE () _____ FAX () _____ E-MAIL _____		MECHANICAL CONTRACTOR (primary contact) <input type="checkbox"/> CITY OF AURORA HVAC REGISTRATION # <u>06-14029</u>
BUSINESS NAME <u>State</u> CONTACT NAME _____ ADDRESS _____ CITY, STATE ZIP _____ N/A <input type="checkbox"/> PHONE () _____ FAX () _____ E-MAIL _____		

NOTE: FIRE SPRINKLER, FIRE ALARM AND SIGNAGE WORK; MUST ALL BE PERMITTED SEPARATELY.
 MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPARATELY.

000738

Address _____ Application # _____

BUILDING INFORMATION

CONSTRUCTION TYPE CIRCLE ONE
 EXISTING 1 2 3 4 5 A B
 NEW 1 2 3 4 5 A B
 Sprinklers ☐ none ☐ limited ☒ complete
 Fire Alarm ☐ no ☒ yes
 Unlimited Area ☐ no ☐ yes
 Occupants per s.f. 100
 Occupancy load 218

ALLOWABLE TABULAR AREA (503) 23,000 s.f. 100 %
 INCREASE FOR FRONTAGE (506.2) + 17,250 s.f. + _____ %
 INCREASE FOR SPRINKLERS (506.3) + 69,000 s.f. + _____ %
 TOTAL ALLOWABLE AREA PER FLOOR 109,250 s.f. _____ %
 ACTUAL MAX. TOTAL AREA PER FLOOR 21,777 s.f. _____ %

TOTAL ALLOWABLE AREA ALL STORIES
 [allowable s.f. / flr.] x [# stories (3max)] = 109,250 s.f. 21,777 s.f.

ACTUAL BUILDING HEIGHT 24 FT ALLOWABLE HEIGHT 55 FT
 ACTUAL NUMBER OF STORIES 1 ALLOWABLE # OF STORIES 4

BUILDING AREA (FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE)
 SF PRINCIPAL 21,777 SF
 SF MEZZANINE _____ SF
 SF BASEMENT / CRAWL _____ SF
 TOTAL 21,777 SF

BUILDING COST
 TOTAL \$ _____

ELECTRICAL INFORMATION
 ELECTRICAL WORK? ☐ NO ☒ YES
 ELECTRIC SERVICE SIZE 100 AMPS 1 SET GENERAL
 # OF SETS OF SERVICE CONDUCTORS 2 SETS
 SIZES OF SERVICE CONDUCTORS 1 SET OF 4 #500 250TH F
 # OF ELECTRIC METERS 2 SERVICE VOLTAGE 277/480 4#30
 FIRE PUMP SIZE _____ FIRE PUMP VOLTAGE _____

MECHANICAL INFORMATION
 MECHANICAL WORK? ☐ NO ☒ YES
 TYPE HVAC ☒ RTU ☐ SPLIT SYST ☐ UNIT HTRS
 # BTU'S 689,000 ☒ A/C ☐ BOILER ☐ EXHAUST
 KITCHEN HOOD ☒ NO ☐ YES EXHAUST HOOD ☐ NO ☐ YES

FIRE PREVENTION INFORMATION
 SUPPRESSION SYST. WORK? ☐ NO ☒ YES
 FIRE WATER SERVICE SIZE 4 "φ
 TYPE OF BACKFLOW PROTECTION DEVICE DCDV
 FIRE PUMP? ☒ NO ☐ YES
 STANDPIPES? ☒ NO ☐ YES
 Exhaust HOOD SUPPRESSION? ☒ NO ☐ YES
 FIRE ALARM SYST. WORK? ☐ NO ☒ YES

PLUMBING INFORMATION
 PLUMBING WORK? ☐ NO ☒ YES
 DOMESTIC WATER SERVICE SIZE 3 "φ
 OCCUPANT LOAD PER ILLINOIS PLUMB'G CODE 109
 PLUMBING FIXTURE UNITS 209 CW 59 HW 3/2 WASH
 TYPE OF BACKFLOW PROTECTION DEVICE RPT
 Fox Metro W.R.D. needs a submittal

DETAILED DESCRIPTION OF CONSTRUCTION WORK
THERE ARE TWO (2) ELECTRICAL SERVICES FOR THIS PROJECT.
(1) FOR GENERAL, (1) FOR ELECTRIC HEAT.

DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE -- PER IBC 106

LICENSED ARCHITECT / STRUCTURAL ENGINEER ILLINOIS PROFESSIONAL (Check primary contact) <input checked="" type="checkbox"/> DESIGN FIRM REG. # <u>184-000279</u>	CIVIL ENGINEER / PROFESSIONAL ENGINEER (Check if primary contact) <input type="checkbox"/>
BUSINESS NAME <u>JENSEN & HALITEAD</u> CONTACT NAME <u>DAVID DASTUR</u> ADDRESS <u>358 WEST ONTARIO ST.</u> CITY, STATE ZIP <u>CHICAGO, IL 60610</u> PHONE (312) <u>669-7557</u> FAX (312) <u>669-7558</u> E-MAIL <u>DDASTUR@JENSENANDHALITEAD.COM</u>	BUSINESS NAME <u>MORRIS ENGINEERING</u> CONTACT NAME <u>JONAS VAZNELIS</u> ADDRESS <u>5100 SOUTH LINCOLN</u> CITY, STATE ZIP <u>LITTLE, IL 60532</u> PHONE (630) <u>271-0770</u> FAX (630) <u>271-0774</u> E-MAIL <u>JONVAZNELIS@ECIVIL.COM</u>

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL CODES.

ARCH or STRUCT or (P.E. for Mech. Elect. Plumb.)

(SIGNATURE) David Dastur

000739



December 19, 2005

Mr. Thomas W. Lehman, PE
Managing Principal
Partners in Development, USA, LLC
6301 S. Cass Avenue, Suite 301
Westmont, Illinois 60559

(630) 963-8184
(630) 963-4475 fax

Re: Preliminary Geotechnical Engineering Services Report
Proposed Office Development
"Lot 2" - Oakhurst Drive
Aurora, Illinois PSI Project No. 042-55077

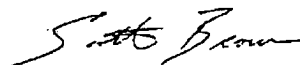
Dear Mr. Lehman,

Professional Service Industries, Inc. (PSI) is pleased to submit our Preliminary Geotechnical Engineering Services Report for the proposed office development in Aurora, Illinois. This preliminary report includes the results of field and laboratory testing, preliminary recommendations for foundation, as well as preliminary recommendations for general site development.


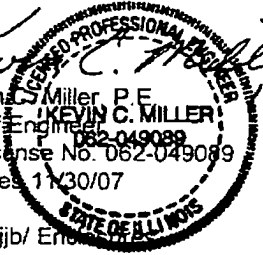
PSI appreciates the opportunity to perform this Preliminary Geotechnical Evaluation and we look forward to continued participation during the design and construction phases of this project. If you have questions pertaining to this preliminary report, or if PSI may be of further service, please contact our office at (847) 931-7110.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.


Scott Brown, EI
Project Engineer


John J. Balun
Branch Manager


Kevin C. Miller, P.E.
Chief Engineer
IL License No. 062-049089
Expires 11/30/07
SDB/jjb/ Enc


06.-5678. COFO**COFO - COMMERCIAL FOUNDATION ONLY - APPLICATION FOR**
(NO UNDERGROUND UTILITIES)**240 N OAKHURST DR**
FOUNDATION ONLY
GEMINI OFFICE DEVELOPMENT

FOR OFFICIAL USE ONLY

TOTAL FEE

435.54

PERMIT APPLICATION NO.

06-5678PLRV \$.02 / sf 21777

SUBMITTED

11/22/06

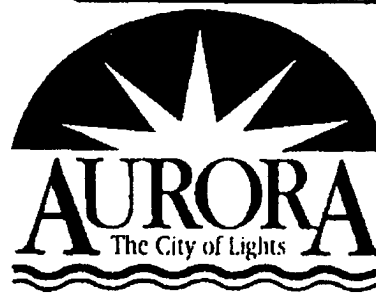
NOTIFIED

ZONING

1315.06WEB www.AURORA-il.org

FAX (630) 892-8112

TELEPHONE (630) 892-8088

DIVISION OF BUILDING & PERMITS
65 WATER STREET
AURORA, ILLINOIS 605054/11/28**LAND / PARCEL INFORMATION**

PROPERTY

ADDRESS 240 N OAKHURST AURORA ILSUBDIVISION FOX VALLEY EASTUNIT / PHASE # 52 OAKHURST LOT # 2COUNTY ☐ KANE☒ DuPAGE

TOWNSHIP 11 12 04

TOWNSHIP SECTION #

(CHECK ONE) ☐ KENDALL☐ WILL

(CIRCLE ONE) 14 15 07

If project involves new construction in DuPage County - Impact Tax must be Paid

BLOCK # (if known)

LOT# (if known)

(Call tax assessor's office with questions)

03 01

PROPERTY OWNER & GEMINI DEVELOPMENT LLCContact Name THOMAS LEHMANNTENANT & GEMINI MEDICAL OFFICEContact Name TERI HUYCKOWNER'S ADDRESS ONE SOUTH WALKER DRIVEADDRESS ONE SOUTH WALKER DRIVECHICAGO IL 60615CHICAGO IL630-963-8184 PHONE # (312) 631-5525630-963-4475 FAX # (312) 631-5525PHONE # (312) 631-5525 302-0630FAX # (312) 631-5525E-MAIL TLEHMAN@GEMINITECH.NET

E-MAIL

ZONING INFORMATIONZoning (CHECK ONE) ☐ R-1 ☐ R-2 ☐ R-3 ☐ PDD
Classification ☐ R-4 ☐ R-4A ☐ R-5 ☐ R-5A
☐ B-1 ☐ B-2 ☐ B-3 ☐ B-B☐ SPECIAL USE☐ M-1☐ M-2☐ O☐ ORI☐ RD☒ PDD

(CHECK IF APPLICABLE)

☐ DC☐ DF

C.O.A. Required

OCCUPANCY CLASSIFICATION

Existing Use / Occupancy

Proposed Use / Occupancy B-BUSINESS☐ Single Occupancy (302.1)☐ Mixed Occupancy (302.3)☐ w/ incidental use (302.1.1)☐ non-separated☐ w/ Accessory use (302.2)

< 10% of area & < allowable for Acc.

☐ separated attach sum of ratios
calculation per section (504)

Check all Occupancy Classifications that apply below.

Assembly	<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5
Business, Education, Factory	<input checked="" type="checkbox"/> B	<input type="checkbox"/> E		<input type="checkbox"/> F-1	<input type="checkbox"/> F-2
Hazardous	<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> H-5
Institutional	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input type="checkbox"/> I-5
Mercantile, Residential	<input type="checkbox"/> M		<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	
Storage, Utility	<input type="checkbox"/> S-1	<input type="checkbox"/> S-2	<input type="checkbox"/> U		

COFO - Permit Application

TOTAL COST OF IMPROVEMENTS \$ 500,000

Page 1 of 3

000741

Address 240 N. OAKHURSTApplication # -

CONTRACTOR REGISTRATION INFORMATION

GENERAL CONTRACTOR (Check primary contact) ☒
 CITY OF AURORA
 G.C. REGISTRATION # 06-13469

BUSINESS NAME KRAHL Construction
 CONTACT NAME Scott Mousel
 ADDRESS 322 S. GREEN STREET
 CITY, STATE ZIP CHICAGO IL 60607
 N/A ☐ PHONE (312) 648-9800
 FAX (312) 707-8552
 E-MAIL SMOUSEL@KRAHLCONSTRUCTION.COM

ELECTRICAL CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 ELECT. REGISTRATION # -

BUSINESS NAME _____
 CONTACT NAME _____
 ADDRESS _____
 CITY, STATE ZIP _____
 N/A ☐ PHONE () _____
 FAX () _____
 E-MAIL _____

PLUMBING CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 PLUMBING REGISTRATION # -

BUSINESS NAME _____
 CONTACT NAME _____
 ADDRESS _____
 CITY, STATE ZIP _____
 N/A ☐ PHONE () _____
 FAX () _____
 E-MAIL _____

CERTIFICATION

This is an application only. Completion of this application does Not entitle the commencement of construction. I, the applicant agrees to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR KRAHL Construction (PRINT)

CONTRACTOR Scott Mousel (SIGNATURE)

OR

OWNER _____ (PRINT)

OWNER _____ (SIGNATURE)

MECHANICAL CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 HVAC REGISTRATION # -

BUSINESS NAME _____
 CONTACT NAME _____
 ADDRESS _____
 CITY, STATE ZIP _____
 N/A ☐ PHONE () _____
 FAX () _____
 E-MAIL _____

NOTE: MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPARATELY.

Address 240 N. CARKHURST

Application # _____

building Information

CONSTRUCTION TYPE
 CIRCLE ONE
 EXISTING 1 2 3 4 5 A B
 NEW 1 2 3 4 5 A B
 Sprinklers ☐ none ☐ limited ☒ complete
 Fire Alarm ☐ no ☒ yes
 Unlimited Area ☐ no ☐ yes
 Occupants per s.f. _____
 Occupancy load _____

ALLOWABLE TABULAR AREA (503) _____ s.f. 100 %
 INCREASE FOR FRONTAGE (506.2) + _____ s.f. + _____ %
 INCREASE FOR SPRINKLERS (506.3) + _____ s.f. + _____ %
 TOTAL ALLOWABLE AREA PER FLOOR _____ s.f. %
 ACTUAL MAX. TOTAL AREA PER FLOOR _____ s.f.
 TOTAL ALLOWABLE AREA ALL STORIES
 [allowable s.f. / flr.] x [# stories (3max)] = _____ s.f. ACTUAL AREA ALL STORIES _____ s.f.
 ACTUAL BUILDING HEIGHT _____ FT ALLOWABLE HEIGHT _____ FT
 ACTUAL NUMBER OF STORIES _____ ALLOWABLE # OF STORIES _____

BUILDING AREA

[FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE]
 SF PRINCIPAL-NEW / ADDITION 21,777 SF
 SF MEZZANINE NA SF
 TOTAL 21,777 SF

BUILDING COST

PRINCIPAL NEW / ADD
 TOTAL \$ _____

DETAILED WRITTEN DESCRIPTION OF CONSTRUCTION WORK

NEW MEDICAL OFFICE BUILDING 21,000 SF

DESIGN PROFESSIONALS IN RESPONSIBLE CHARGE -- PER IBC 106

LICENSED ARCHITECT / STRUCTURAL ENGINEER ILLINOIS PROFESSIONAL (Check primary contact) <input type="checkbox"/> DESIGN FIRM REG. # _____	CIVIL ENGINEER / PROFESSIONAL ENGINEER (Check if primary contact) <input type="checkbox"/>
BUSINESS NAME <u>JENSON + HANSTED LTD</u>	BUSINESS NAME <u>MORRIS ENGINEERING</u>
CONTACT NAME <u>DAVID DASTUR</u>	CONTACT NAME <u>PAT O'FERO</u>
ADDRESS <u>358 W. ONTARIO STREET</u>	ADDRESS <u>500 S. LINCOLN (2153)</u>
CITY, STATE, ZIP <u>CHICAGO IL 60610</u>	CITY, STATE, ZIP <u>Lisle IL 60532</u>
PHONE <u>(312) 664-7557</u>	PHONE <u>(630) 271-0770</u>
FAX <u>(312) 664-7558</u>	FAX <u>(630) 271-0774</u>
E-MAIL <u>DDASTUR@JENSONANDHANSTED.COM</u>	E-MAIL _____

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL CODES.

ARCH or STRUCT or (P.E. for Mech. Elect. Plumb.)

(SIGNATURE) David Dastur

COMC - COMMERCIAL MISCELLANEOUS (Temporary) - APPLICATION FORM

(Dumpsters, Tents, Trailers (Construction & Sales))

FOR OFFICIAL USE ONLY

TOTAL FEE

57 per NP

PERMIT APPLICATION NO.

06-5760

BLDG

PLRV

C.O.

F.I.F.

SUBMITTED

12/4/06

NOTIFIED

12/11/06

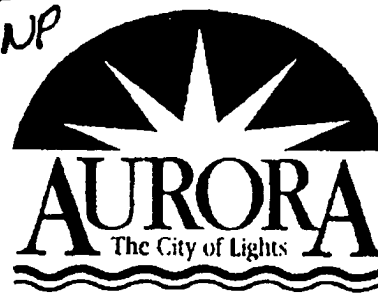
ZONING

PDD

WEB www.AURORA-il.org

FAX (630) 892-8112

TELEPHONE (630) 892-8088



DIVISION OF BUILDING & PERMITS
65 WATER STREET
AURORA, ILLINOIS 60505

240 N OAKHURST DR
CONSTRUCTION TRAILER
GEMINI OFFICE DEVELOPMENT

06.-5760. TRLR

LAND / PARCEL INFORMATION

PROPERTY ADDRESS

240 N. OAKHURST

SUBDIVISION

FOX VALLEY EAST

UNIT / PHASE # 52 OAKHURST LOT # 2

COUNTY

☐ KANE☒ DuPAGE

TOWNSHIP

11 12 04

TOWNSHIP SECTION #

20

(CHECK ONE)

☐ KENDALL☐ WILL

(CIRCLE ONE)

14 15 07

(Call tax assessor's office with questions)

03 01

BLOCK # (if known)

302

LOT# (if known)

081

PROPERTY OWNER & GEMINI OFFICE DEVELOPMENT

Contact Name THOMAS LEHMAN

TENANT & GEMINI OFFICE DEVELOPMENT

Contact Name DAINIUS PETRONIS

OWNER'S ADDRESS

6301 S. CASS AVE. STE 301

WESTMONT, IL 605

PHONE #

FAX #

E-MAIL

ADDRESS

ONE SOUTH WALKER DR. STE. 800

CHICAGO IL, 60606

PHONE #

(630) 302-0630

FAX #

(312) 634-5525

E-MAIL

ZONING INFORMATION

Zoning

(CHECK ONE)

☐ R-1☐ R-2☐ R-3☐ PDD

Classification

☐ R-4☐ R-4A☐ R-5☐ R-5A☐ B-1☐ B-2☐ B-3☐ B-8☐ SPECIAL USE☐ M-1☐ M-2☐ O☐ O-1☐ RD☒ PDD

(CHECK IF APPLICABLE)

☐ DC☐ DF

C.O.A. Required

OCCUPANCY CLASSIFICATION

Existing Use / Occupancy

Proposed Use / Occupancy

B- BUSINESS

☐ Single Occupancy (302.1)☐ Mixed Occupancy (302.3)☐ w/ Incidental use (302.1.1)☐ non-separated☐ w/ Accessory use (302.2)☐ separated attach sum of ratios

< 10% of area & < allowable for Acc.

calculation per section (504)

Check all Occupancy Classifications that apply below.

Assembly

☐ A-1☐ A-2☐ A-3☐ A-4☐ A-5

Business, Education, Factory

☐ B☐ E☐ F-1☐ F-2

Hazardous

☐ H-1☐ H-2☐ H-3☐ H-4☐ H-5

Institutional

☐ I-1☐ I-2☐ I-3☐ I-4☐ I-5

Mercantile, Residential

☐ M☐ R-1☐ R-2

Storage, Utility

☐ S-1☐ S-2☐ U

COMC - Permit Application

STREET

TOTAL COST OF IMPROVEMENTS \$ 1400

Page 1 of 3

572

0000744

Address _____

Application # _____

CONTRACTOR REGISTRATION INFORMATION

GENERAL CONTRACTOR (Check primary contact) ☐
 CITY OF AURORA
 G.C. REGISTRATION # _____

BUSINESS NAME KRAHL CONSTRUCTION
 CONTACT NAME KEVIN HORN
 ADDRESS 322 S. GREEN ST. 3RD FL.
 CITY, STATE, ZIP CHICAGO IL 60607
 N/A ☐ PHONE (312) 648-9800
 FAX (312) 648-4604
 E-MAIL KHORN@KRAHLCONSTRUCTION.COM

ELECTRICAL CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 ELECT. REGISTRATION # _____

BUSINESS NAME TMM ELECTRIC INC.
 CONTACT NAME THOMAS J. MCGOWN
 ADDRESS 17832 MILLS ROAD
 CITY, STATE, ZIP JOULET, IL 60433
 N/A ☐ PHONE (815) 723-4501
 FAX (815) 723-7243
 E-MAIL _____

PLUMBING CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 PLUMBING REGISTRATION # _____

BUSINESS NAME _____
 CONTACT NAME _____
 ADDRESS _____
 CITY, STATE, ZIP _____
 N/A ☐ PHONE () _____ - _____
 FAX () _____ - _____
 E-MAIL _____

CERTIFICATION

This is an application only. Completion of this application does NOT entitle the commencement of construction. I, (the applicant) agree to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR KRAHL CONSTRUCTION
 (PRINT)

CONTRACTOR Kevin J. Horn
 (SIGNATURE)

OR

OWNER _____
 (PRINT)

OWNER _____
 (SIGNATURE)

MECHANICAL CONTRACTOR (primary contact) ☐
 CITY OF AURORA
 HVAC REGISTRATION # _____

BUSINESS NAME _____
 CONTACT NAME _____
 ADDRESS _____
 CITY, STATE, ZIP _____
 N/A ☐ PHONE () _____ - _____
 FAX () _____ - _____
 E-MAIL _____

NOTE: MASS GRADING AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE PERMITTED SEPERATELY.

Address _____

Application # _____

BUILDING INFORMATION

Dumpster ☐ NO ☒ YES Comply with all applicable dumping and hauling regulations.
 Construction Trailer ☐ NO ☒ YES Provide Porta-Toilets in quantities prescribed by State of Illinois Plumbing Code
 Const. / Sales Trailer ☐ NO ☐ YES Sales Trailers need to be accessible to the public. Provide ramps, railings and paved HC spaces.
 Sales Tent ☐ NO ☐ YES Tents need to be fire retardant, provide a copy of the certification of fire resistance.

BUILDING AREA

[FOR NEW AREA - PERMIT FEES ARE A FUNCTION OF SQUARE FOOTAGE]

SF PRINCIPAL-NEW / ADDITION 22,000 SF
 SF MEZZANINE _____ SF
 SF PRINCIPAL-REMODELED _____ SF
 SF ACCESSORY _____ SF
 SF BASEMENT / CRAWL _____ SF
 TOTAL 22,000 SF 2288

BUILDING COST

[FOR REMODEL - PERMIT FEES ARE A FUNCTION OF CONSTRUCTION \$]

PRINCIPAL NEW / ADD \$ 4,000,000.00
 REMODELED \$ _____
 ACCESSORY \$ _____
 BASEMENT / CRAWL \$ _____
 TOTAL \$ 1400

ELECTRICAL INFORMATION

ELECTRICAL WORK? ☐ NO ☒ YES
 ELECTRIC SERVICE SIZE 100 AMPS ☐ EXIST ☐ NEW
 # OF SETS OF SERVICE CONDUCTORS _____
 SIZES OF SERVICE CONDUCTORS _____

MECHANICAL INFORMATION

MECHANICAL WORK? ☐ NO ☒ YES
 MECHANICAL DUCT WORK ☐ EXIST ☐ NEW
 TYPE HVAC ☐ RTU ☐ SPLIT SYST ☐ UNIT HTRS
 # BTU'S _____ ☐ A/C ☐ BOILER ☐ EXHAUST

WRITTEN DESCRIPTION OF CONSTRUCTION WORK

Set up of New Temporary Construction Trailer. 36' X 8'
 DEC - JUNE 2007

APPLICATION REQUIREMENTS FOR COMMERCIAL ACCESSORY STRUCT

Applicable Building codes are as follows (City of Aurora - Building Code and Electrical Code Amendments also apply):
2000 INTERNATIONAL BUILDING CODE and the following:

2000 International Fire Code

2000 International Plumbing Code

Illinois State Plumbing Code

2000 International Mechanical Code

1999 National Electric Code

Illinois Accessibility Code

The following items shall constitute a **complete building permit submittal**. Upon submittal acceptance, a permit application number shall be issued to the applicant all future contact with the Building and Permits Division will require this number. At time of submittal one project contact, shall be identified by the applicant (please check the appropriate party as the "primary contact" on the application form). All correspondence between City of Aurora Division of Building and Permits and the applicant will be directed to this individual.

SUBMITTALS TO THE BUILDING AND PERMITS DIVISION ARE INDICATED BELOW. COLLATE YOUR SUBMITTAL INTO THREE SETS (B, C & D).

- A. Completed Permit application.
 B. Three (3) copies of architectural site plan or civil engineering drawings indicating: all lot lines, building setbacks, existing structures, parking layout, curb cuts, light pole details, grading plan, utility plans and all fire hydrants within 500' of any property line. (For Zoning, Fire Prevention, and accessibility reviews). Include a Plat of survey and legal description on all parcels, which have not been issued street addresses.
 1. Complete Electrical plans with balanced panel schedules, load calculations, and one-line service diagrams indicating all components and sizes.
 2. Provide details of Accessible ramps, guardrails, handrails and parking spaces and signage if a Sales Trailer.

SUBMITTALS INDEPENDENT OF THE BUILDING AND PERMITS DIVISION ARE INDICATED BELOW (WITH A ☐ - CHECK BOX)

- ☐ If doing any mass grading work or work in the Public Right of Way; Submit two (2) complete sets of civil engineering drawings to the City of Aurora Engineering Department, 44 E. Downer Place, Attention Pete Haurykiewicz, (630)-844-3620. No building permits will be issued without City of Aurora Engineering Department approval and Engineering Department issued street address.
☐ Obtain sanitary connection permit and yellow card from Fox Metro Water Reclamation District; Engineering (630) 301-6882. Return this to the City of Aurora Building and Permits for attachment to permit application.
☐ If dumpster is placed on public sidewalk or on any public street or right of way, you must obtain a letter of approval from Randy Risvold from Neighborhood Standards. He may be reached at (630) 897-4589.

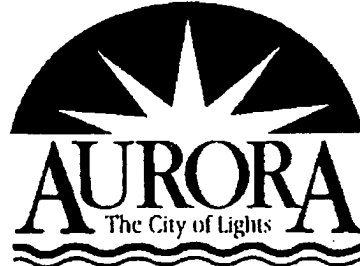
Note: All Signage requires separate permitting through the Building and Permits Division.

Work in Public Right of Way requires separate permitting through City of Aurora Engineering.

Review times for complete application with identified City of Aurora registered contractors and complete construction documents are approximately 1 week. For any questions please feel free to contact the City of Aurora Building and Permits Division. (630) 892-8088.

C-BU
06.3529

SIGN - SIGNAGE APPLICATION FORM

FOR OFFICIAL USE ONLY	TOTAL FEE <u>148.00</u>	
PERMIT APPLICATION NO. <u>07-746</u>	Number of Signs (inc. each side) _____ x \$74 = _____	
SUBMITTED <u>3/22/07</u>	Total of S.F. in excess of 50 S.F. (ea. sign evaluated individually)	
NOTIFIED <u>4/3/07</u>	_____ x \$0.31 = _____	
ZONING <u>PDD</u> <u>Am 4/2</u>	WEB www.AURORA-il.org FAX (630) 892-8112 TELEPHONE (630) 892-8088	
DIVISION OF BUILDING & PERMITS 65 S WATER ST AURORA, ILLINOIS 60505		

LAND / PARCEL INFORMATION

PROPERTY ADDRESS <u>240 N. Oakhurst Drive</u>	Parcel # <u>67-20-302-081</u>
SUBDIVISION _____	UNIT / PHASE # _____
COUNTY <input type="checkbox"/> KANE <input type="checkbox"/> DuPAGE <input type="checkbox"/> TOWNSHIP 11 12 04 TOWNSHIP SECTION # <u>20</u>	
(CHECK ONE) <input type="checkbox"/> KENDALL <input type="checkbox"/> WILL (CIRCLE ONE) 14 <u>1507</u>	
(Call tax assessor's office with questions) 03 01 BLOCK # (if known) <u>302</u> LOT# (if known) <u>081</u>	
PROPERTY OWNER & Contact Name <u>GEMINI OFFICE DEVELOPMENT</u>	TENANT & Contact Name <u>UNKNOWN AT THIS TIME</u>
OWNER'S ADDRESS <u>ONE SOUTH WACKER DR #200</u>	ADDRESS _____
<u>CHICAGO, IL 60606</u>	
PHONE # <u>(630) 963-8184</u>	PHONE # () _____
FAX # <u>(630) 963-4475</u>	FAX # () _____
E-MAIL <u>TWLEHMAN@AMERI TECH.NET</u>	E-MAIL _____

ZONING INFORMATION

Zoning (CHECK ONE) ☐ R-1 ☐ R-2 ☐ R-3

Classification ☐ R-4 ☐ R-4A ☐ R-5 ☐ R-5A

☐ B-1 ☐ B-2 ☐ B-3 ☐ B-B

☐ SPECIAL USE (CHECK IF APPLICABLE) ☐ M-1 ☐ M-2

☐ O ☐ ORI ☐ RD ☒ PDD

☐ DC ☐ DF C.O.A. Required

SUBMITTAL REQUIREMENTS

☒ DIMENSIONED SIGNAGE DRAWINGS

☒ PLOT PLAN W/ SETBACKS DIMENSIONS

OR

☐ DIMENSIONED BUILDING ELEVATIONS

SIGNAGE INFORMATION

VERBIAGE ON SIGN
NOT KNOWN AT THIS TIME -

TENANT IS NOT DETERMINED

Cost of Electrical Work \$ 5000

Cost of Signage Work \$ 4500

SIGN - Permit Application

SIGNAGE INFORMATION

☐ WALL SIGN (sgnw)

SIGN DIMENSIONS

WIDTH _____ HEIGHT _____ AREA _____ SF

SIZE OF BUILDING FAÇADE

WIDTH _____ HEIGHT _____ AREA _____ SF

CUMULATIVE DIMENSIONS of existing SIGNAGE

WIDTH _____ HEIGHT _____ AREA _____ SF

☒ SITE SIGN (MONUMENT & POLE) (sgns)

SIGN DIMENSIONS

WIDTH 12'0" HEIGHT 4'3/4" AREA 44 SF

BASE OR POLE

HEIGHT NA

OVERALL

HEIGHT 3'11 3/4"SMALLEST SETBACK DISTANCE 30'NUMBER OF SIDES TO SIGN 2

Address 240 N. DARKEST DRIVE

Application # _____

CONTRACTOR REGISTRATION INFORMATION

SIGNAGE CONTRACTOR (Check primary contact) ☐

CITY OF AURORA

G.C. REGISTRATION # 06-13969BUSINESS NAME Grahl ConstCONTACT NAME ScottADDRESS Cell - 312-735-6397

CITY, STATE ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

ELECTRICAL CONTRACTOR (primary contact) ☐

CITY OF AURORA

ELECT. REGISTRATION # 06-0003600BUSINESS NAME TIMM ELECTRICCONTACT NAME TOM McGRATH JRADDRESS 17832 MIUS RDCITY, STATE ZIP JOLIET IL 60433N/A ☐ PHONE (815) 723-4501FAX (815) 723-7243

E-MAIL _____

PLUMBING CONTRACTOR (primary contact) ☐

CITY OF AURORA

PLUMBING REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____

CERTIFICATION

This is an application only. Completion of this application does Not entitle the commencement of construction. I, the applicant agrees to conform to all applicable laws of the City of Aurora. I also agree that all work performed will be in accordance with the plans and specifications as set forth in the approved permit. I understand that the approval of this application and issuance of a permit does not obviate the need to comply with all applicable laws and ordinances. I agree to hold harmless and indemnify the City of Aurora for any claim against the City as the result of any act of commission or omission by or on behalf of the undersigned, his/her agent, principle, contractor, subcontractor or supplier. I the undersigned am the Owner or a duly contracted representative of the owner of said property.

CONTRACTOR KEATH Construction

(PRINT)

CONTRACTOR Scott

(SIGNATURE)

OR

OWNER _____

(PRINT)

OWNER _____

(SIGNATURE)

MECHANICAL CONTRACTOR (primary contact) ☐

CITY OF AURORA

HVAC REGISTRATION # _____

BUSINESS NAME _____

CONTACT NAME _____

ADDRESS _____

CITY, STATE ZIP _____

N/A ☐ PHONE () _____

FAX () _____

E-MAIL _____



LOMBARD
ARCHITECTURAL PRECAST
PRODUCTS CO.

4245 W. 123rd STREET
ALSIP, ILLINOIS 60803
PHONE (708) 389-1060

PROJECT

GEMINI OUTPATIENT FACILITY
GEMINI OFFICE DEVELOPMENT
AURORA, ILLINOIS

CONTRACTOR

KRAHL CONSTRUCTION

ARCHITECT

JENSEN & HALSTEAD LTD

JOB USE: 2-8-07

JOB NO.
6037

SHEET NO.
E1.3 OF

#0624

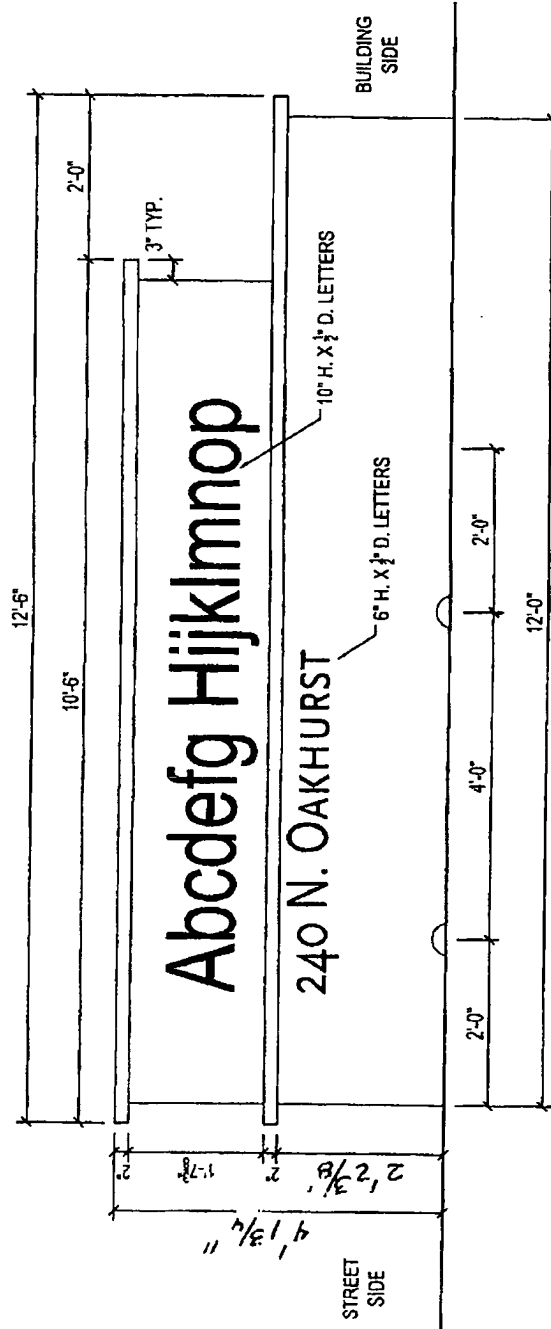
[illegible]

**DIETZ
ENGINEERING, INC.**
190 GARDNER AVE., #9
BURLINGTON, WI 53105
TEL 262-763-4402
FAX 262-763-4492

DRWN DATE
JDD 12-15-06

CHKD	DATE
RTD	12-15-06

SIGNAGE SQUARE FOOTAGE
IS 44 S.F.



FRONT ELEVATION
1/2" x 1/2"

34 SIGN ELEVATION

FOOTING TO BE CONCRETE 13' LONG X 2' WIDE
36" BELOW GRADE

ALL SIGNAGE LETTERING BY OWNER. THIS ILLUSTRATES
SIZE AND LOCATION. TENANT NOT COMPLETED AT THIS TIME.

07.-1982. ALRM240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT**ALRM - COMMERCIAL FII**

FOR OFFICIAL USE ONLY

TOTAL FEE

PERMIT APPLICATION NO

0 - 1982

BLDG
PLRV715
650
65

SUBMITTED

NOTIFIED

ZONING

WEB www.AURORA-il.org
FAX (630) 892-8112
TELEPHONE (630) 892-8088DIVISION OF BUILDING & PERMITS
65 WATER STREET
AURORA, ILLINOIS 60505**LAND / PARCEL INFORMATION**

PROPERTY

ADDRESS 240 N. OAKHURST DR - AURORA, IL. 60504IS THIS WORK ASSOCIATED WITH OTHER CONSTRUCTION? ☒ YES ☐ NOIF YOU ANSWERED YES, PLEASE PROVIDE BUILDING PERMIT NUMBER 06-00003529COUNTY ☒ KANE ☒ DUPAGE TOWNSHIP 11 12 04 TOWNSHIP SECTION #SECTION 20 TOWNSHIP 38 N. RANGE 9
(CHECK ONE: ☐ KENDALL ☐ WILL (CIRCLE ONE: 14 15 07

(Call tax assessor's office with questions)

03 01 BLOCK # (if known) LOT# (if known) 2PROPERTY OWNER & GEMINI OFFICE DEVEL.
Contact Name THOMAS LEHMANTENANT &
Contact Name SNIDEOWNERS ADDRESS 100 WACKER SUITE 900

ADDRESS

PHONE # CHICAGO, IL 60606
(630) 963-8184
FAX # 963-4475
E-MAIL THOMAS.LEHMAN@GEMINI-IL.COMPHONE # ()
FAX # ()
E-MAIL**ZONING INFORMATION
OCCUPANCY CLASSIFICATION**Existing Use / Occupancy VACANT PDDProposed Use / Occupancy MEDICAL OFFICE BLDG.

Check all Occupancy Classifications that apply below.

Assembly	<input type="checkbox"/> A-1	<input type="checkbox"/> A-2	<input type="checkbox"/> A-3	<input type="checkbox"/> A-4	<input type="checkbox"/> A-5
Business, Education, Factory	<input checked="" type="checkbox"/> B	<input type="checkbox"/> E		<input type="checkbox"/> F-1	<input type="checkbox"/> F-2
Hazardous	<input type="checkbox"/> H-1	<input type="checkbox"/> H-2	<input type="checkbox"/> H-3	<input type="checkbox"/> H-4	<input type="checkbox"/> H-5
Institutional	<input type="checkbox"/> I-1	<input type="checkbox"/> I-2	<input type="checkbox"/> I-3	<input type="checkbox"/> I-4	<input type="checkbox"/> I-5
Mercantile, Residential	<input type="checkbox"/> M		<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	
Storage, Utility	<input type="checkbox"/> S-1	<input type="checkbox"/> S-2		<input type="checkbox"/> U	

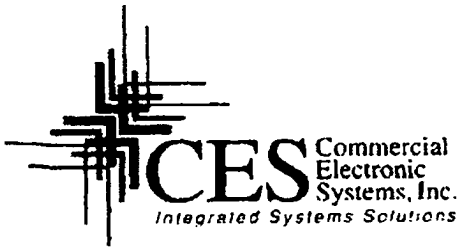
PROPOSED WORK

New Alarm System	<input checked="" type="checkbox"/>
Existing System: adding devices?	<input type="checkbox"/>
Change of Monitoring?	<input type="checkbox"/>
White Envelope Alarm?	<input type="checkbox"/>
Other	<input type="checkbox"/>

TOTAL COST OF IMPROVEMENTS \$ 37,000

[FOR ALARMS - PERMIT FEES ARE A FUNCTION OF CONSTRUCTION \$]

000751



07.-1982. ALRM

240 N OAKHURST DR
GEMINI OFFICE
GEMINI OFFICE DEVELOPMENT

R2

Date: 5/31/07

Transmittal

To: Aurora Building Dept.

65 Water St.

Aurora, IL. 60505

From: KEN GROSSINGER

CAD Dept

CES

Attn: Mike Buenger

Phone: 815/741-3333

Cc: Mike Gilson

Fax #: 815/741-3345

Re. Re-Submittal Drawings per Review Comments 5/24/07

Job: Gemini Outpatient Facility - #61205

Enclosed please find THREE (3) sets of drawings for fire alarm systems re-submittal purposes.

If you have any questions please don't hesitate to give us a call.

From: KEN GROSSINGER

Received by:

CES

2447 Reeves Road

Joliet, IL 60436

815.741.3333

Fax: 815.741.3345

www.cesteleco.com

000752

**LLC FILE DETAIL REPORT**

Entity Name	PARTNERS IN DEVELOPMENT, USA, LLC	File Number	00728349
Status	GOODSTANDING	On	05/31/2007
Entity Type	LLC	Type of LLC	Domestic
File Date	06/11/2002	Jurisdiction	IL
Agent Name	F&L CORP.	Agent Change Date	06/03/2004
Agent Street Address	321 N. CLARK ST., STE. 2800	Principal Office	1089 CHURCHILL DRIVE BOLINGBROOK 60440
Agent City	CHICAGO	Management Type	MBR
Agent Zip	60610	Dissolution Date	PERPETUAL
Annual Report Filing Date	05/31/2007	For Year	2007
Series Name	NOT AUTHORIZED TO ESTABLISH SERIES		

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